

SECTION

REQUIREMENTS

***14.2.1 PROFESSIONAL DESIGN AND CERTIFICATION**

Each site plan shall be prepared by a registered engineer, landscape architect, architect, or land surveyor; however, in some cases, professional design and certification of the plan may not be required. These exceptions include, but are not limited to the following:

- (a) Proposed additions to existing permitted non-residential structures where the use of the structure and lot has not changed and the floor area is not increased more than twenty-five percent (25%); and
- (b) Accessory structures to existing permitted non-residential structures where vehicular use area is not extended and changes to existing grade are not more than one (1.0) foot in elevation.
- (c) Single-family detached dwellings and duplexes, and accessory structures to such uses when located in the University Lake Watershed (ULW) District.
- (d) Large day care homes, as defined in Article 22, Definitions.

Approved	Denied	Comments

14.2.2 SUBMITTAL REQUIREMENTS

The applicant shall submit to the Planning and Inspections Department: Three (3) copies of the site plan prepared according to Article 14.2.1 and 14.2.3 (additional copies may be required depending on the nature and location of the proposed development);

- (a) The site plan application form;
- (b) A copy of the Orange County tax map with the subject property identified; and
- (c) Legal documentation establishing entities responsible for control over common areas and facilities to be approved by the County Attorney.
- (d) Three (3) copies of the Environmental Assessment and/or Environmental Impact Statement, if required by the Orange County Environmental Impact Ordinance.

Other items which should be submitted simultaneously, but are not required as part of the site plan application are:

- (a) Erosion Control and grading plans as necessary to be approved by the Erosion Control Supervisor for a grading permit, and
- (b) Building construction plans to be approved by the Code Enforcement Supervisor prior to issuance of a building permit.

14.2.3 SPECIFICATIONS FOR PLAN PREPARATION

Each site plan shall be drawn at a scale adequate to show required detail and shall contain the following information. The Planning Staff will determine which items are applicable for sufficiency.

- (a) The boundary lot(s) to be developed labeled with bearings and distances;
- (b) The name, address, and phone number of the applicant and the property owner;
- (c) Name of project, vicinity map, north arrow, scale, tax map reference number, date of plan preparation, and subsequent revision dates;
- (d) Zoning of the property to be developed and all adjacent zoning and existing adjacent land uses;

